

NOTES:
 1. ROADWAY SECTIONS ARE MODIFIED FROM THE C.O.F. STANDARD ENGINEERING DETAILS. REFER TO THE SPECIFIC PLAN FOR MORE INFORMATION ON THE REQUESTED MODIFICATIONS.
 2. THE MINIMUM DEPTH OF THE AC VARIES, DEPENDING ON THE TYPE OF ROADWAY. THE TYPICAL MINIMUM PAVEMENT DEPTHS ARE PER GEOTECH REPORT.

FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

CONCEPT ZONING MAP STREET SECTION DETAILS

JOB NO:	18214
DATE:	MAR 23
SCALE:	AS SHOWN
DRAWN:	CNP
DESIGN:	SCI
CHECKED:	GEC

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.8934
 928.774.8934 fax
 www.swi.az.com

SWI
 Shephard Westnizer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation.

ARIZONA811
 Arizona Blue Stakes, Inc.
 888 84-1111 or 1-800-514-6111 (AZ-5348)

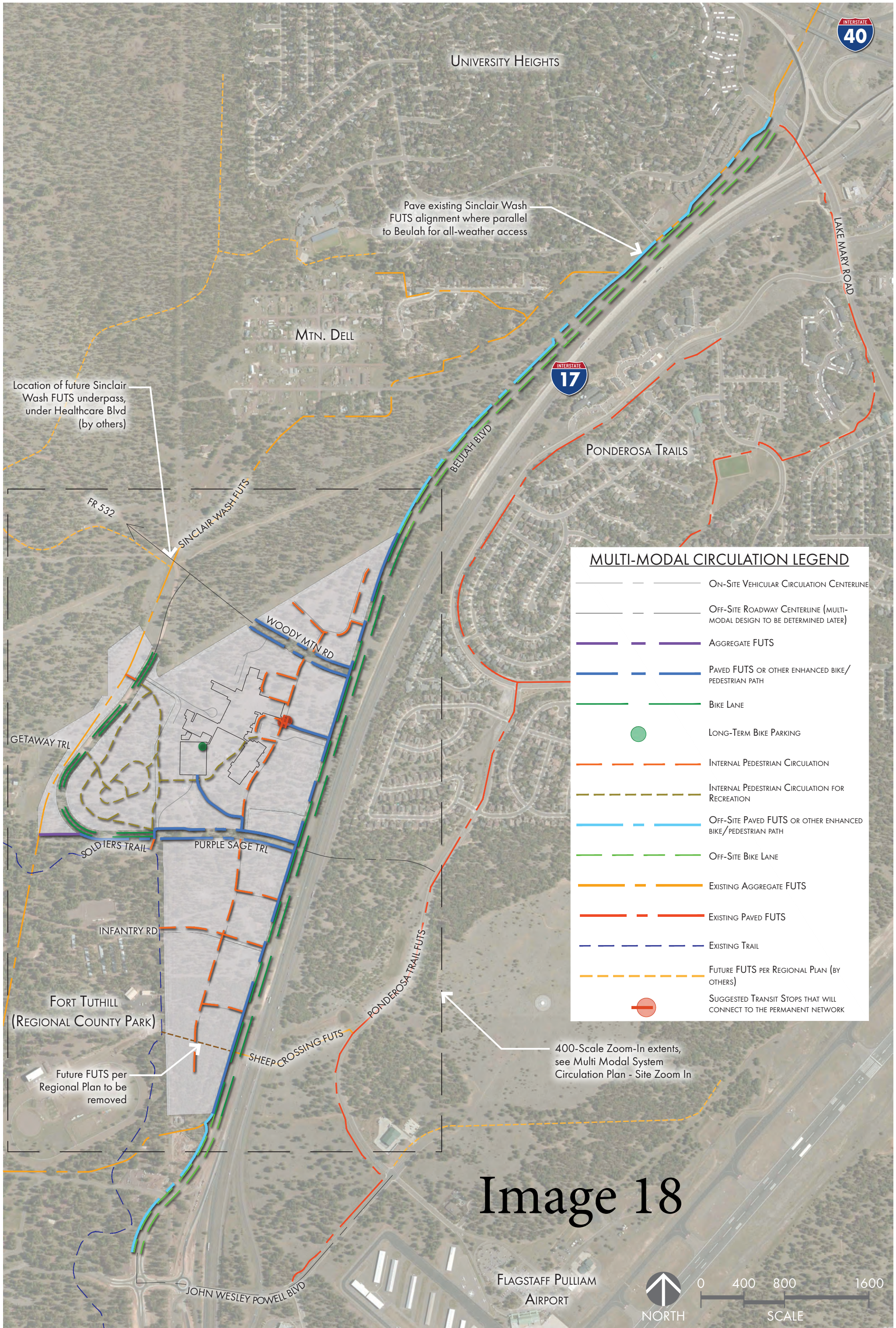
DRAWING NO. **CP05**

SHT NO. 6 OF 12

C.O.F. Project # PZ-21-00126

Image 17

PRELIMINARY
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Pave existing Sinclair Wash FUTS alignment where parallel to Beulah for all-weather access

Location of future Sinclair Wash FUTS underpass, under Healthcare Blvd (by others)

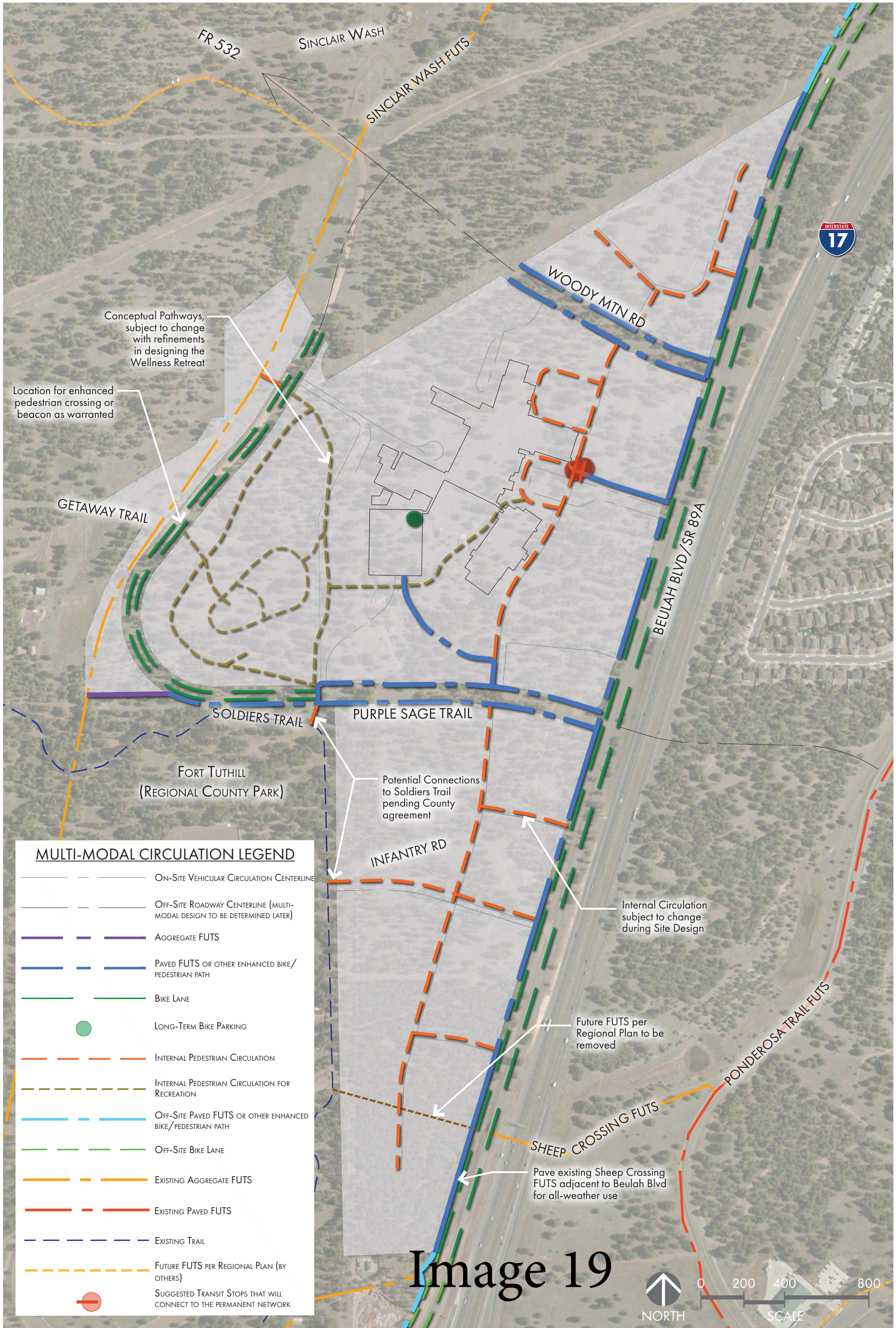
MULTI-MODAL CIRCULATION LEGEND	
	ON-SITE VEHICULAR CIRCULATION CENTERLINE
	OFF-SITE ROADWAY CENTERLINE (MULTI-MODAL DESIGN TO BE DETERMINED LATER)
	AGGREGATE FUTS
	PAVED FUTS OR OTHER ENHANCED BIKE/PEDESTRIAN PATH
	BIKE LANE
	LONG-TERM BIKE PARKING
	INTERNAL PEDESTRIAN CIRCULATION
	INTERNAL PEDESTRIAN CIRCULATION FOR RECREATION
	OFF-SITE PAVED FUTS OR OTHER ENHANCED BIKE/PEDESTRIAN PATH
	OFF-SITE BIKE LANE
	EXISTING AGGREGATE FUTS
	EXISTING PAVED FUTS
	EXISTING TRAIL
	FUTURE FUTS PER REGIONAL PLAN (BY OTHERS)
	SUGGESTED TRANSIT STOPS THAT WILL CONNECT TO THE PERMANENT NETWORK

400-Scale Zoom-In extents, see Multi Modal System Circulation Plan - Site Zoom In

Future FUTS per Regional Plan to be removed

Image 18



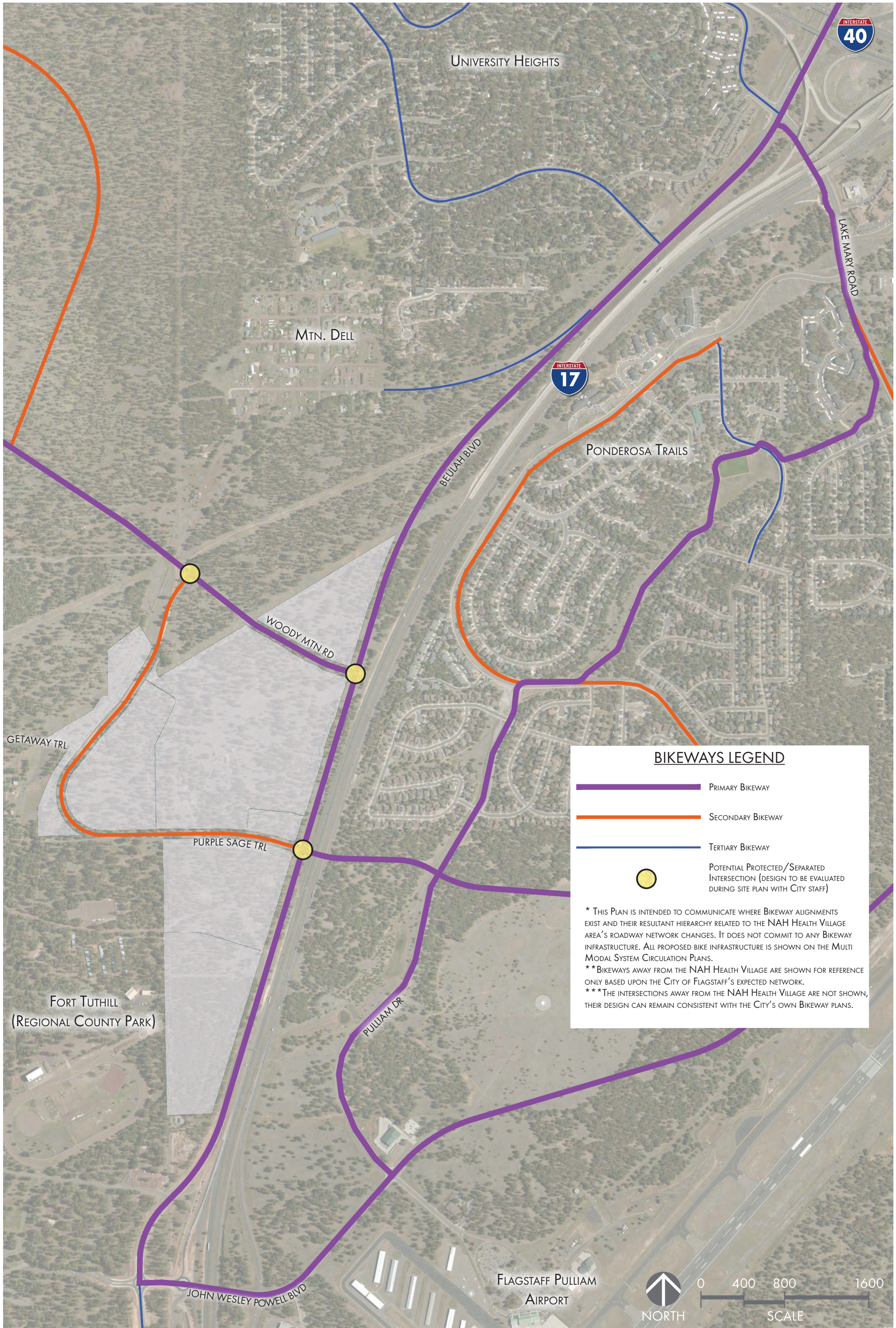


MULTI-MODAL CIRCULATION LEGEND

- ON-SITE VEHICULAR CIRCULATION CENTERLINE
- OFF-SITE ROADWAY CENTERLINE (MULTI-MODAL DESIGN TO BE DETERMINED LATER)
- AGGREGATE FUTA
- PAVED FUTA OR OTHER ENHANCED BIKE/PEDESTRIAN PATH
- BIKE LANE
- LONG-TERM BIKE PARKING
- INTERNAL PEDESTRIAN CIRCULATION
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- FUTURE FUTA PER REGIONAL PLAN (BY OTHERS)
- SUGGESTED TRANSIT STOPS THAT WILL CONNECT TO THE PERMANENT NETWORK

Image 19

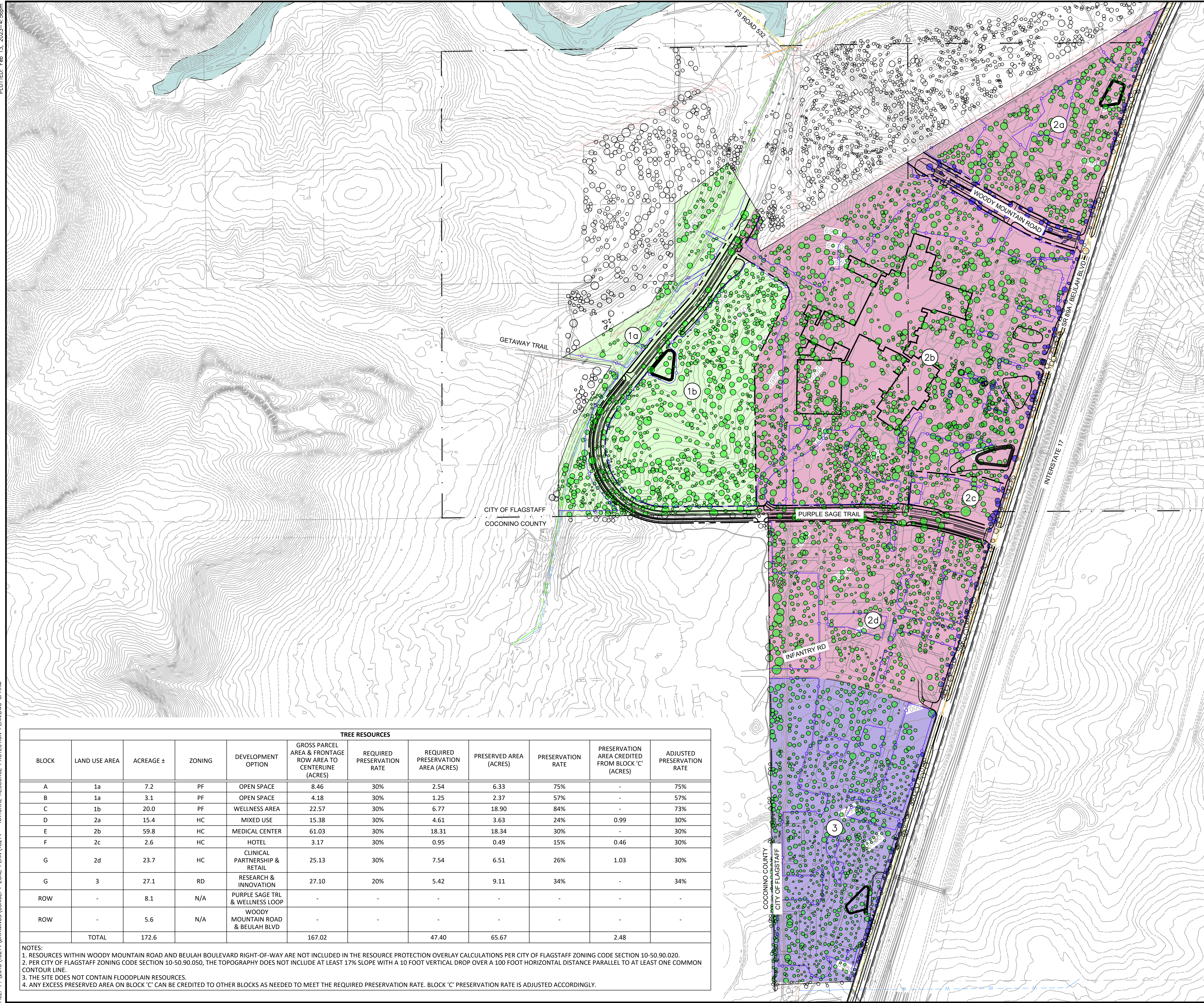




BIKEWAYS LEGEND

- PRIMARY BIKEWAY
- SECONDARY BIKEWAY
- TERTIARY BIKEWAY
- POTENTIAL PROTECTED/SEPARATED INTERSECTION (DESIGN TO BE EVALUATED DURING SITE PLAN WITH CITY STAFF)

* THIS PLAN IS INTENDED TO COMMUNICATE WHERE BIKEWAY ALIGNMENTS EXIST AND THEIR RESULTANT HIERARCHY RELATED TO THE NAH HEALTH VILLAGE AREA'S ROADWAY NETWORK CHANGES. IT DOES NOT COMMIT TO ANY BIKEWAY INFRASTRUCTURE. ALL PROPOSED BIKE INFRASTRUCTURE IS SHOWN ON THE MULTI-MODAL SYSTEM CIRCULATION PLANS.
 ** BIKEWAYS AWAY FROM THE NAH HEALTH VILLAGE ARE SHOWN FOR REFERENCE ONLY BASED UPON THE CITY OF FLAGSTAFF'S EXPECTED NETWORK.
 *** THE INTERSECTIONS AWAY FROM THE NAH HEALTH VILLAGE ARE NOT SHOWN, THEIR DESIGN CAN REMAIN CONSISTENT WITH THE CITY'S OWN BIKEWAY PLANS.



LEGEND

- OVERALL PROJECT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED PARCEL BOUNDARY
- 100-YEAR FEMA FLOODPLAIN
- DISTURBANCE LIMIT FENCING

- EXISTING TREE CANOPY
- EXISTING TREE OUTSIDE OF THE PROJECT LIMITS
- LAND USE AREA ID

FLAGSTAFF ZONING

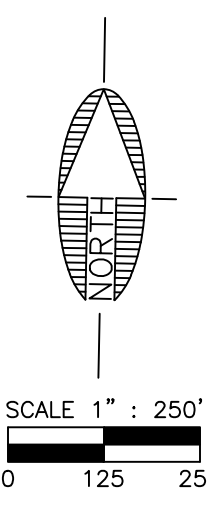
- HC HIGHWAY COMMERCIAL
- PF PUBLIC FACILITY
- RD RESEARCH & DEVELOPMENT

- NOTES:**
- EXISTING SLOPES ON THE SITE DO NOT EXCEED 16.99%.
 - RIGHT-OF-WAY INCLUDES PURPLE SAGE TRAIL.
 - WOODY MOUNTAIN ROAD AND BEULAH BOULEVARD ARE CONSIDERED REGIONAL IMPROVEMENTS AND THE RESOURCES WITHIN THE RIGHT-OF-WAY ARE NOT INCLUDED IN THE RESOURCE PROTECTION OVERLAY CALCULATIONS FOR THIS PROJECT.
 - THE RIGHT-OF-WAY FRONTAGE OF EACH LAND USE AREA IS ACCOUNTED IN THE GROSS ACREAGE AND USED FOR THE NATURAL RESOURCE PROTECTION CALCULATIONS.
 - ANY EXCESS PRESERVED AREA ON LAND USE AREA '1b' CAN BE CREDITED TO OTHER BLOCKS AS NEEDED TO MEET THE REQUIRED PRESERVATION RATE.
 - TREE LOCATIONS HAVE BEEN UPDATED PER THE AERIAL IMAGERY DATED 09/01/2022.
 - BUILDING & PARKING LOT LAYOUTS FOR ALL BLOCKS EXCLUDING LAND USE AREA '2b' ARE CONCEPTUAL AND SUBJECT TO CHANGE.

TREE RESOURCES											
BLOCK	LAND USE AREA	ACREAGE ±	ZONING	DEVELOPMENT OPTION	GROSS PARCEL AREA & FRONTAGE ROW AREA TO CENTERLINE (ACRES)	REQUIRED PRESERVATION RATE	REQUIRED PRESERVATION AREA (ACRES)	PRESERVED AREA (ACRES)	PRESERVATION RATE	PRESERVATION AREA CREDITED FROM BLOCK 'C' (ACRES)	ADJUSTED PRESERVATION RATE
A	1a	7.2	PF	OPEN SPACE	8.46	30%	2.54	6.33	75%	-	75%
B	1a	3.1	PF	OPEN SPACE	4.18	30%	1.25	2.37	57%	-	57%
C	1b	20.0	PF	WELLNESS AREA	22.57	30%	6.77	18.90	84%	-	73%
D	2a	15.4	HC	MIXED USE	15.38	30%	4.61	3.63	24%	0.99	30%
E	2b	59.8	HC	MEDICAL CENTER	61.03	30%	18.31	18.34	30%	-	30%
F	2c	2.6	HC	HOTEL	3.17	30%	0.95	0.49	15%	0.46	30%
G	2d	23.7	HC	CLINICAL PARTNERSHIP & RETAIL	25.13	30%	7.54	6.51	26%	1.03	30%
G	3	27.1	RD	RESEARCH & INNOVATION	27.10	20%	5.42	9.11	34%	-	34%
ROW	-	8.1	N/A	PURPLE SAGE TRL & WELLNESS LOOP	-	-	-	-	-	-	-
ROW	-	5.6	N/A	WOODY MOUNTAIN ROAD & BEULAH BLVD	-	-	-	-	-	-	-
	TOTAL	172.6			167.02		47.40	65.67		2.48	

- NOTES:**
- RESOURCES WITHIN WOODY MOUNTAIN ROAD AND BEULAH BOULEVARD RIGHT-OF-WAY ARE NOT INCLUDED IN THE RESOURCE PROTECTION OVERLAY CALCULATIONS PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.020.
 - PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.050, THE TOPOGRAPHY DOES NOT INCLUDE AT LEAST 17% SLOPE WITH A 10 FOOT VERTICAL DROP OVER A 100 FOOT HORIZONTAL DISTANCE PARALLEL TO AT LEAST ONE COMMON CONTOUR LINE.
 - THE SITE DOES NOT CONTAIN FLOODPLAIN RESOURCES.
 - ANY EXCESS PRESERVED AREA ON BLOCK 'C' CAN BE CREDITED TO OTHER BLOCKS AS NEEDED TO MEET THE REQUIRED PRESERVATION RATE. BLOCK 'C' PRESERVATION RATE IS ADJUSTED ACCORDINGLY.

Image 21



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126

FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

PRELIMINARY NATURAL RESOURCE PROTECTION PLAN

JOB NO: 18214 DATE: FEB 23 SCALE: AS SHOWN DRAWN: HAS DESIGN: CNP CHECKED: GEC

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.0354
928.774.8934 fax
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SWI
Shephard Wesnitzer, Inc.

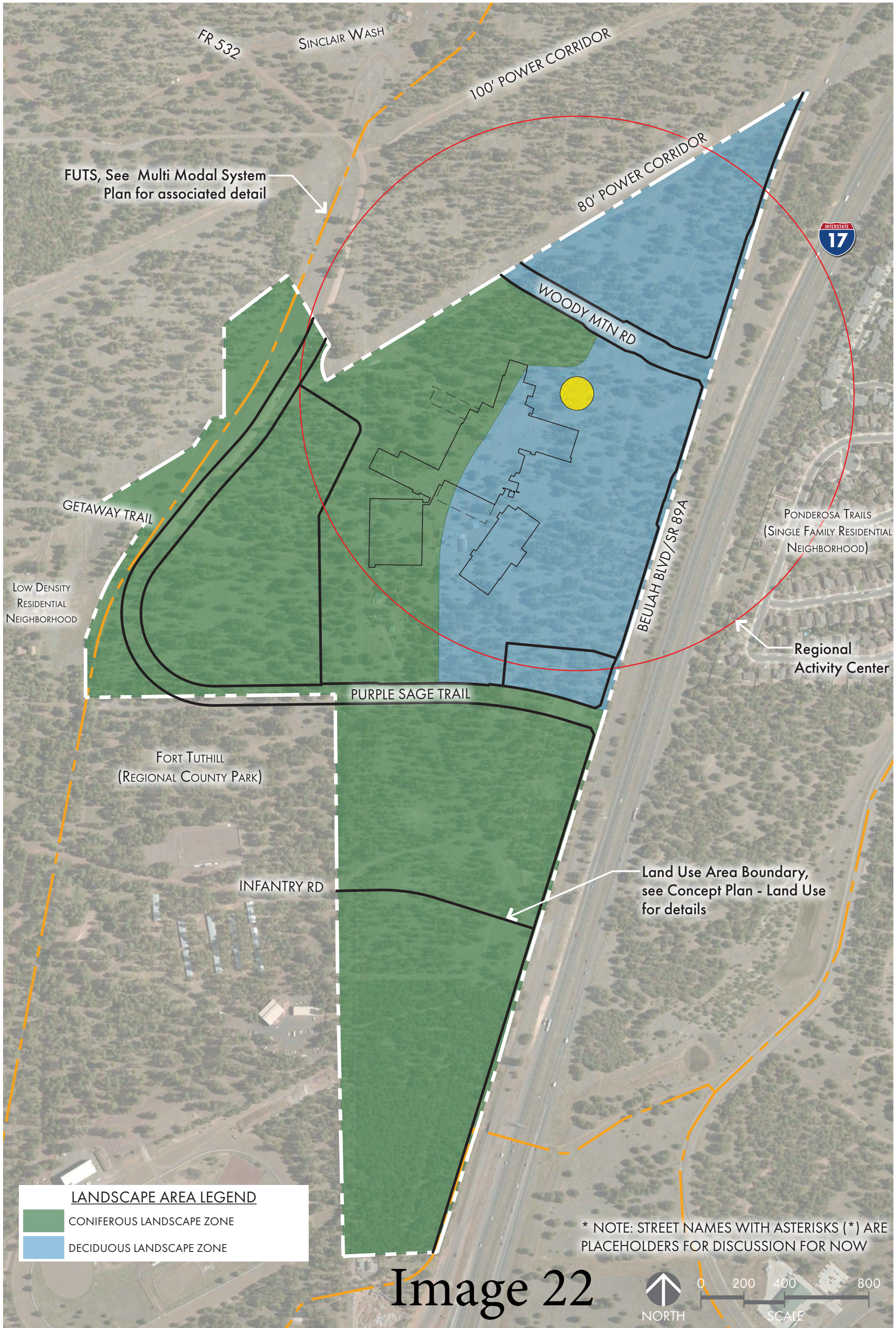
NO.	DESCRIPTION	DATE	BY

REVISIONS

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ARIZONA811
Arizona Blue Stakes, Inc. (928-5348)
Dial 8-1-1 or 1-800-514-1111

DRAWING NO. **CP07**

SHT NO. 8 OF 12



FUTS, See Multi Modal System Plan for associated detail



PONDEROSA TRAILS (SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD)

Regional Activity Center

FORT TUTHILL (REGIONAL COUNTY PARK)

Land Use Area Boundary, see Concept Plan - Land Use for details

LANDSCAPE AREA LEGEND

- CONIFEROUS LANDSCAPE ZONE
- DECIDUOUS LANDSCAPE ZONE

* NOTE: STREET NAMES WITH ASTERISKS (*) ARE PLACEHOLDERS FOR DISCUSSION FOR NOW

Image 22

NORTH

0 200 400 800

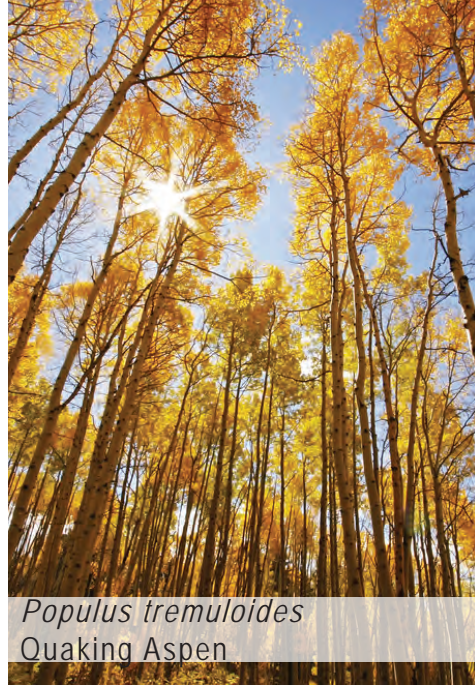
SCALE

PRIMARY TREES



Pinus ponderosa
Ponderosa Pine

SECONDARY TREES (DECIDUOUS)



Populus tremuloides
Quaking Aspen



Quercus gambelii
Gambel Oak

SECONDARY TREES (CONIFEROUS)



Pinus edulis
Pinyon Pine



Pinus nigra
Austrian Pine

SHRUBS (EVERGREEN)



Chrysothamnus nauseosus
Rubber Rabbitbrush



Fallugia paradox
Apache Plume



Mahonia aquifolium
Oregon Grape Holly

SHRUBS (DEDICUOUS)



Viburnum dentatum
Arrowwood Viburnum



Lonicera species
Honeysuckle



Prunus cistena
Sand Cherry

PERENNIALS



Aquilegia chrysantha
Columbine



Echinacea purpurea
Purple Coneflower



Gaillardia pulchella
Blanket Flower

GRASSES



Calamagrostis acutiflora
Arizona Fescue



Muhlenbergia montana
Blue Grama



Festuca arizonica
Alkali Sacaton

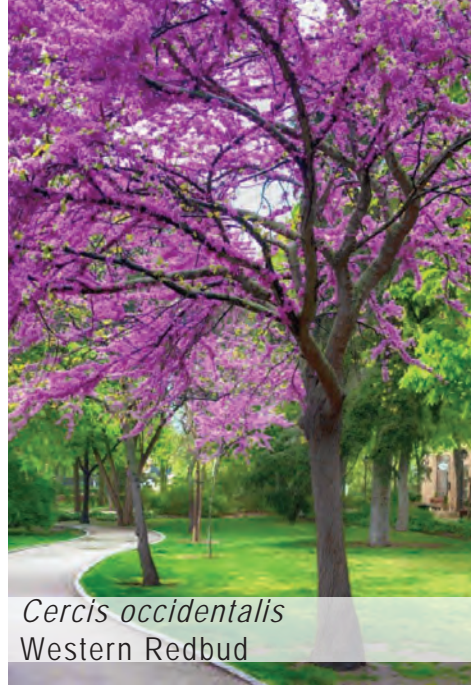
Image 23

PRIMARY TREES

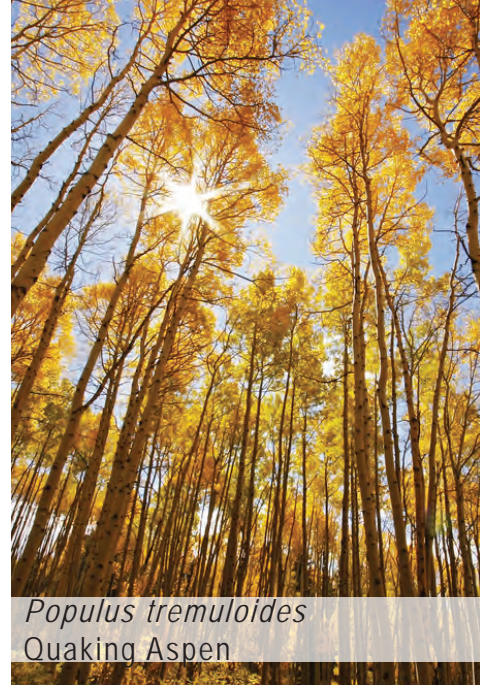


Acer x freemanii
Freeman Maple

SECONDARY TREES (DECIDUOUS)



Cercis occidentalis
Western Redbud



Populus tremuloides
Quaking Aspen

SECONDARY TREES (CONIFEROUS)



Abies concolor
White Fir



Pseudotsuga menziesii
Douglas Fir



Pinus ponderosa
Ponderosa Pine

SHRUBS (CONIFEROUS)



Juniperus species
Blue Chip Juniper



Juniperus chinensis
Chinese Juniper



Pinus mugo "Slowmound"
Slowmound Mugo Pine

SHRUBS (DECIDUOUS)



Barberis species
Crimson Pygmy Barberry



Cornus stolonifera
Arctic Fire Dogwood



Salvia dorrii
Desert Purple Sage

PERENNIALS



Cerastium tomentosum
Snow in Summer



Galium odoratum
Sweet Woodruff



Penstemon strictus
Penstemon

GRASSES



Calamagrostis acutiflora
Karl Foerster

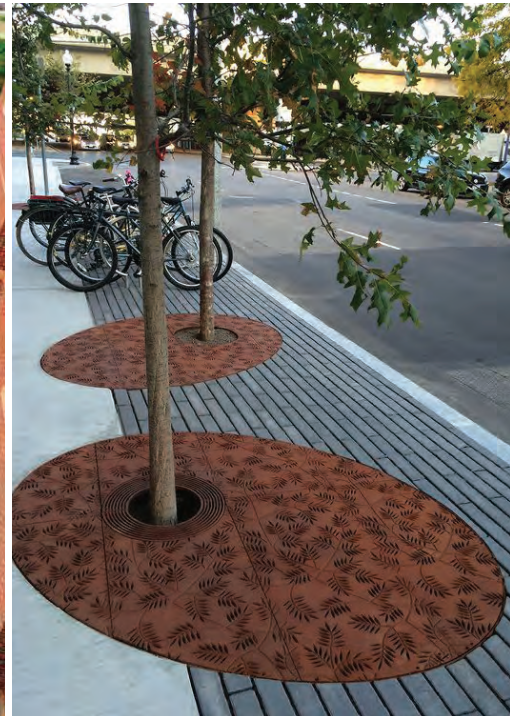
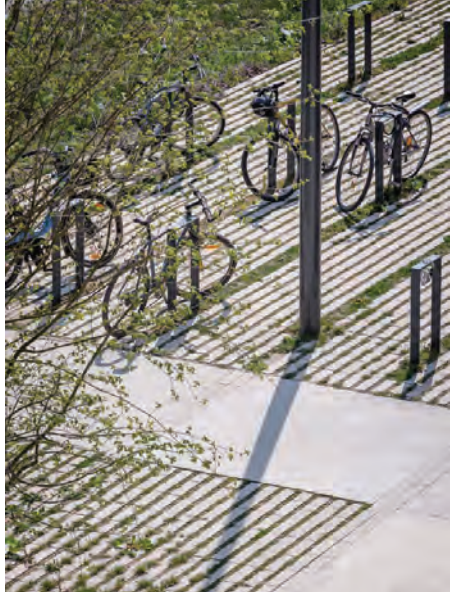


Muhlenbergia montana
Mountain Muhly



Festuca arizonica
Alkali Sacaton

GENERAL HARDSCAPE & CIVIC SPACE CHARACTER

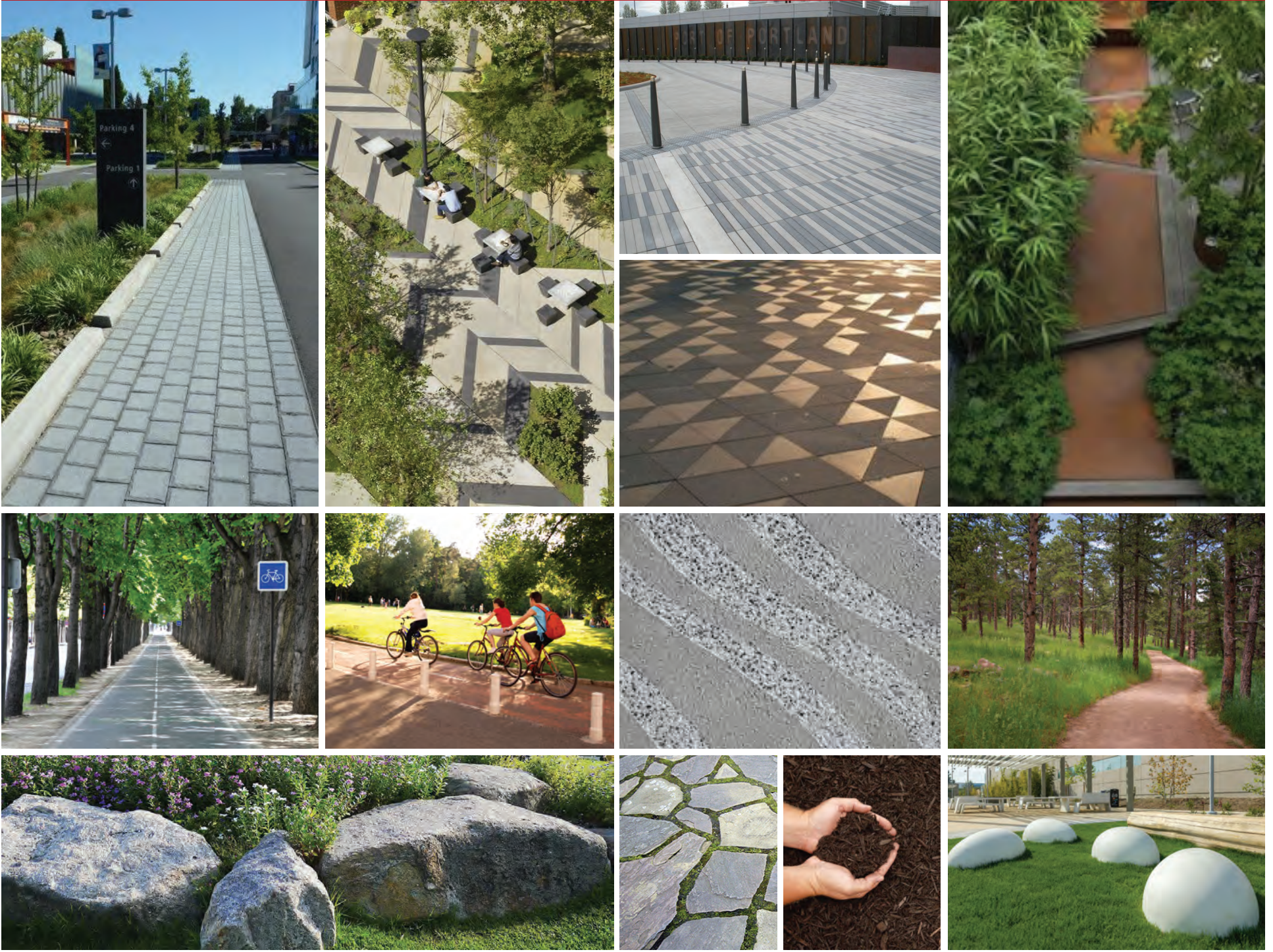


SITE FURNISHINGS



Image 26

PAVING & SURFACES



SITE LIGHTING



Image 27